

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

49 Aquarius Street Truganina VIC 3029

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$600,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$599,700

Property type

House

Suburb

Truganina

Period-from

01 Nov 2020

to

31 Oct 2021

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

9 Zimmerman Street Truganina VIC 3029	\$590,000	20-Oct-21
11 Long Road Truganina VIC 3029	\$600,000	03-Nov-21
6 Constellation Circuit Truganina VIC 3029	\$595,000	28-Jul-21

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

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9 Zimmerman Street Truganina VIC 3029

Sold Price

^{RS} **\$590,000**

Sold Date

20-Oct-21

3 2 2

Distance

1.41km



11 Long Road Truganina VIC 3029

Sold Price

^{RS} **\$600,000**

Sold Date

03-Nov-21

3 2 2

Distance

1.86km



6 Constellation Circuit Truganina VIC 3029

Sold Price

\$595,000

Sold Date

28-Jul-21

3 2 2

Distance

2.65km

RS = Recent sale

UN = Undisclosed Sale

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